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*Attorneys for Plaintiff Deutsche
Bank National Trust Company, as
Trustee for Washington Mutual
Mortgage Pass-Through Certificates
Series 2004-AR10*

**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR
WASHINGTON MUTUAL MORTGAGE
PASS-THROUGH
CERTIFICATES SERIES 2004-AR10

Plaintiff,

vs.

PREMIER ONE HOLDINGS INC., a
Nevada corporation; ANTHEM
COUNTRY CLUB COMMUNITY
ASSOCIATION, INC., a Nevada non-
profit corporation; MIMI VENTURES,
LLC, a Nevada limited liability company;
and ERIC CHEN, an individual

Defendants.

Case No. 2:16-cv-02805-JCM-PAL

**STIPULATION AND ORDER TO
DISMISS WITH PREJUDICE**

Pursuant to LR IA 6-1 and LR 26-4, Plaintiff Deutsche Bank National Trust Company, as Trustee for Washington Mutual Mortgage Pass-Through Certificates Series 2004-AR10 (“Trustee”), Defendants Premier One Holdings, Inc. (“Premier One”), Anthem Country Club Community Association, Inc. (“Anthem”), Mimi Ventures, LLC (“Mimi Ventures”) and Eric Chen (“Mr. Chen”) (together the “Parties”) by and through their respective undersigned counsel of record, hereby stipulate to and agree, as follows:

1. This action concerns title to real property commonly known as 10 Colleton River Drive in Henderson, Nevada, (“Property”) following a homeowner’s association foreclosure sale conducted on December 28, 2012, with respect to the Property.

2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust recorded against the Property in the Official Records of Clark County, Nevada as Instrument Number 20040521-001357 (and re-recorded on August 6, 2009 as Instrument No. 20090806-0000912)(“Deed of Trust”), and in particular, whether the Deed of Trust continues to encumber the Property.

3. With respect to this dispute, the Parties have entered into a confidential settlement agreement pursuant to which Trustee shall record a full reconveyance of the Deed of Trust in the Official Records of Clark County, Nevada, constituting a full release and discharge of the Deed of Trust.

4. The Parties stipulate and agree that a copy of this Stipulation and Order may be recorded with the Clark County Recorder.

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5. Trustee, Premier One, Anthem, Mimi Ventures, and Mr. Chen have resolved all of their claims and disputes, and stipulate and agree to the dismissal of all claims among them with prejudice, with each party to bear its own costs and fees.

DATED this ____ day of July, 2018.

BALLARD SPAHR LLP

LIPSON, NEILSON, COLE, SELTZER &
GARIN, P.C.

By: /s/ Maren Parry
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*Attorney for Defendant Anthem Country
Club Community Association, Inc.*

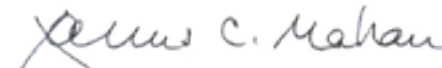
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Eric Chen*

IT IS SO ORDERED.


UNITED STATES DISTRICT JUDGE

DATED: August 3, 2018

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CERTIFICATE OF SERVICE

I hereby certify that a true and correct of copy of the foregoing
STIPULATION AND ORDER TO DISMISS WITH PREJUDICE was served this
____ day of July, 2018 upon each of the parties via electronic service through the
United States District Court for the District of Nevada's CM/ECF filing system.

/s/ Charlene Bowman
An employee of Ballard Spahr LLP